

ESPIRITU LOCI

The Spirit of the Place

DC RANCH PARCEL 2.8 - PROJECT NARRATIVE 24 JUNE 2005

Project Description

DC Ranch Parcel 2.8 is a townhome residential development, located at the southwest corner of Thompson Peak Parkway and East Desert Camp Drive. Until recently the site has been the home of the DC Ranch Sales and Information Center. There is no longer a need for this use and as a result the site will be developed by Camelot Homes. Camelot Homes and their award winning designs have been instrumental in the development at DC Ranch. They will plan to develop this neighborhood with the same homes as in the Villas at Market Street neighborhood (parcel 2.3 a few blocks southwest). The neighborhood will consist of thirty (30) townhomes. Homes will frame a park central to the neighborhood. Homes not surrounding the park have been aligned to take advantage of views to mountain peaks. Paths connect the neighborhood to the park and to the DC Ranch community path and trail system. The neighborhood has been designed to provide a transition from the higher density condominiums on the west to the lower density single family homes to the south. The perimeter of the neighborhood will be native desert to blend with its surroundings.

Location and Surrounding Land Uses

Parcel 2.8 is located at the southwest corner of Thompson Peak Parkway and East Desert Camp Drive within DC Ranch.

The existing surrounding uses are as follows:

North – across Thompson Peak Parkway, The Country Club at DC Ranch golf hole number 8

South – across Desert Camp Drive, single family detached homes on approximately one-sixth acre lots

West – across a 404 wash, High Desert Villas luxury condominiums

East - across Desert Camp Drive, DC Ranch Desert Camp Community Center

General Site Description

The nine and a half (9 ½) acre site gently slopes from northeast to southwest. Along the northern, eastern and southern boundary is a DC Ranch community path. Along the northern boundary is a DC Ranch community trail. The site is zoned R-4 and is surrounded by OS to the north, R1-7 to the south and east, and R-5 to the west.

Architectural Character

The architecture of the neighborhood will consist of homes with massing, materials and detailing based on the buildings originally constructed throughout Arizona, Mexico and Spain. The homes will be primarily stucco with tiled roofs. Two streetscape elevations and five color schemes will provide a desirable mix of color palettes and elevations. A series of three homes are clustered around a shared auto court. All three units are single story with vertical architectural accents. The homes range from approximately 1,900 square feet to 2,300 square feet and include an attached two car garage. Rear courtyards will be enclosed with a combination of masonry walls and wrought iron fencing varying in height.

Site Circulation

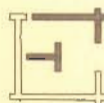
Vehicles will enter and exit the site from East Desert Camp Drive through a gated entry. The entry is aligned with the existing entrance to DC Ranch Desert Camp Community Center. A single cul-de-sac will serve the neighborhood.

Drainage

The site is designed to drain to the southwest into the 404 wash corridor where it will exit the property through existing storm water system. Within the neighborhood storm water will be carried in the street, west where it will be let out at the end of the cul-de-sac into the wash. Erosion protection may be required along portions of the wash corridor and at concentrated outlets with high amount of flow. Storm water south of the street will drain to the southwest into the wash where it will exit the property through existing storm water system.

61-DR-2005/9-PP-2005
6/24/2005

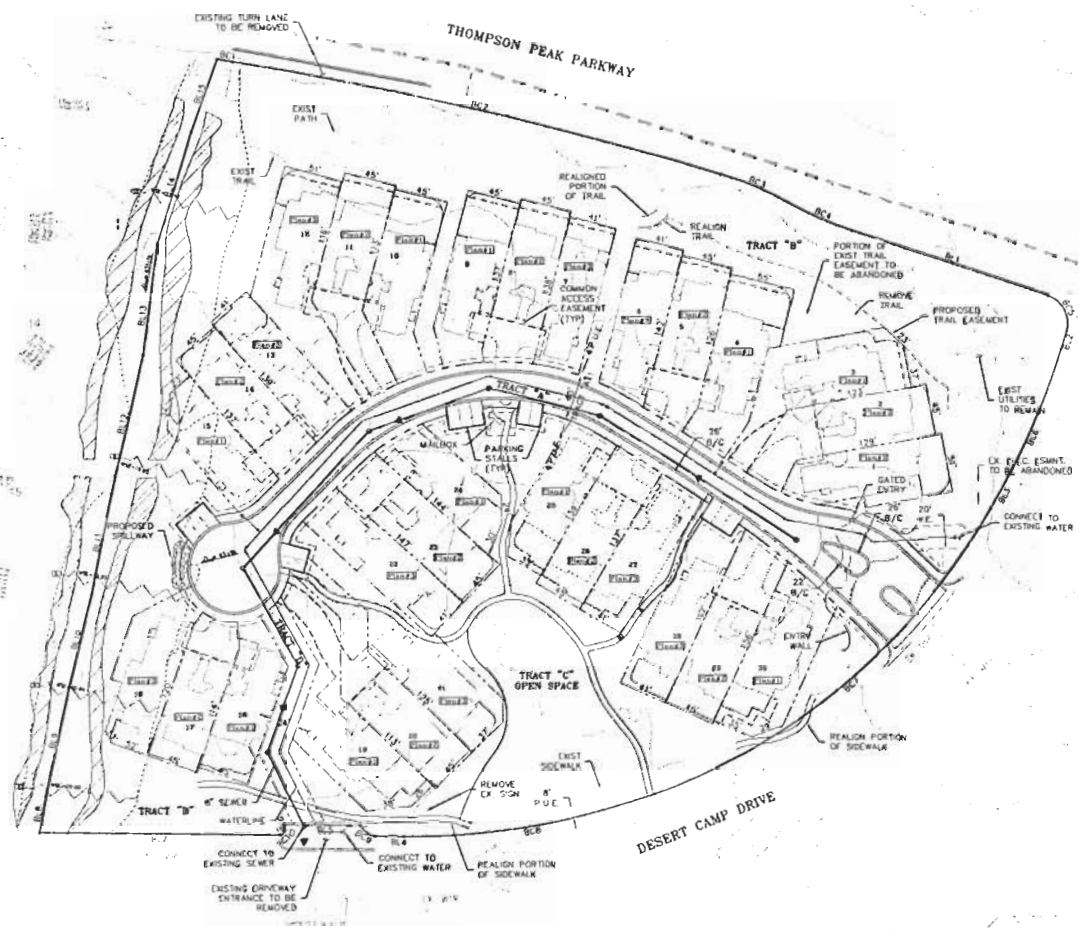
7272 E INDIAN SCHOOL RD
SUITE NUMBER 472
SCOTTSDALE ARIZONA 85251



WWW.ESPIRITULOCI.COM
PHONE 480.481.9100
FAX 480.481.9101

PLANIMETRY AND INVESTIGATIONS ARE INSTRUMENTAL TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND THE PROPERTY OF THE RANCH. I, L. C. AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE RANCH. I, L. C.

DC RANCH
HIGH DESERT VILLAGE



DC RANCH
PARCEL 2.9

DC RANCH
REC CENTER

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	ARC TANGENT	CHORD
BC1	00°16'41"	7732.00'	13.25'	8.63'
BC2	07°25'03"	5868.00'	438.31'	213.39'
BC3	12°22'10"	2900.00'	82.81'	31.43'
BC4	11°07'27"	310.00'	60.19'	30.19'
BC5	08°27'39"	25.00'	38.55'	24.29'
BC6	11°33'59"	581.00'	120.87'	60.53'
BC7	41°11'09"	544.50'	361.40'	204.59'
BC8	21°13'01"	593.00'	219.61'	111.08'
BC9	16°38'16"	1350.00'	18.18'	8.21'
BC10	00°00'00"	3.50'	3.50'	3.50'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	S71°27'40"W	176.57'
BL2	S16°53'58"W	16.53'
BL3	S28°07'51"W	15.84'
BL4	S88°47'45"W	24.21'
BL5	N88°47'45"W	65.43'
BL6	N01°12'14"E	5.06'
BL7	N88°47'45"W	208.37'
BL8	S10°00'51"W	31.93'
BL9	N12°47'16"E	96.92'
BL10	N14°29'14"E	84.00'
BL11	N12°08'59"E	28.53'
BL12	N13°09'29"E	123.54'
BL13	S07°02'57"W	96.43'
BL14	N11°20'55"E	102.14'
BL15	N20°34'19"E	67.53'

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6/24/2005

NOTE:
REMOVE ALL UNDERGROUND & ABOVE GROUND FACILITIES
WITHIN PARCEL 2.9 AS REQUIRED FOR FINAL SITE PLAN
CONSTRUCTION PRIOR TO SITE GRADING

DMB

WOOD/C/VEE ASSOCIATES

Civil Engineer
Professional Seal
1000 130 0000

DC RANCH
SCOTTSDALE
PARCEL 2.9
PRELIMINARY PLAT - SITE PLAN

J. CASTANEDA
REGISTERED
G. CRONIN
DATE
6/23/05
SCALE
1"=50'
SHEET
1 OF 1

180-PA-2005

CONVEYANCE AND ENCUMBRANCES AND INSTRUMENTS OF SERVICE AND THE KNOW ANY ON THIS LANDS, ETC. ALSO MAY BE MADE IN AN INSTRUMENT WITHOUT THIS WRITING IN WITNESS WHEREOF I HAVE SIGNED THESE INSTRUMENTS ON 19-02-2005.

DC RANCH
HIGH DESERT VILLAGE



DC RANCH
PARCEL 2.9

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD
BC1	09°16'41"	2732.00	13.25	8.83
BC2	07°13'02"	3368.00	428.21	213.39
BC3	12°22'09"	290.00	52.41	21.43
BC4	11°02'22"	310.00	60.19	30.19
BC5	08°21'39"	25.00	38.55	14.29
BC6	11°53'39"	381.00	120.87	60.55
BC7	41°11'09"	544.50	391.40	204.56
BC8	21°33'07"	263.00	219.81	111.08
BC9	08°36'18"	13.50	18.16	9.21
BC10	00°00'00"	3.50	5.50	3.50

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	S71°27'40"E	138.53
BL2	S16°53'58"W	18.53
BL3	S28°47'57"W	31.44
BL4	S88°47'46"E	12.21
BL5	N88°47'46"W	65.43
BL6	N61°12'14"E	5.08
BL7	N88°47'46"W	206.37
BL8	S16°53'58"W	18.53
BL9	N12°47'16"E	86.92
BL10	N14°29'24"E	84.00
BL11	N12°08'59"E	89.53
BL12	N13°09'29"E	123.54
BL13	S07°58'33"W	58.49
BL14	N17°20'33"E	102.14
BL15	N29°34'19"E	87.53

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WITHIN PARCEL 2.8 AS REQUIRED FOR FINAL SITE PLAN
CONSTRUCTION PRIOR TO SITE GRADING.

DMB
WOOD/PATEL
ASSOCIATES
Civil Engineers
Land Surveyors
(408) 233-8840

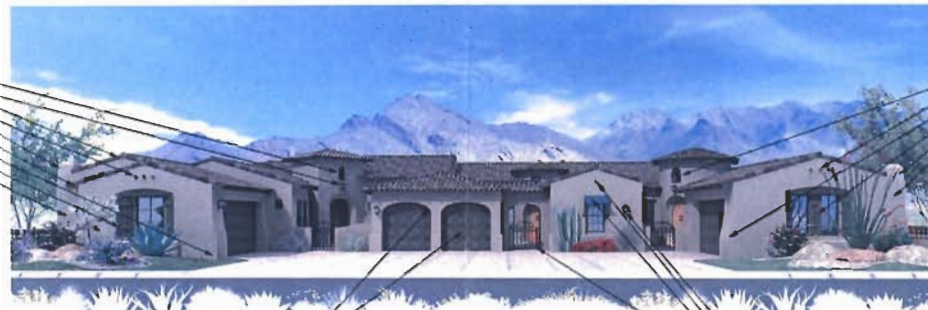
**DC RANCH
SCOTTSDALE**
PARCEL 2.8
PRELIMINARY PLAT - SITE PLAN

61-DR-2005/9-PP-2005
6/24/2005

SCALE
1"=50'
DATE
6/23/05
DRAWN BY
J. CASTANEDA
CHECKED BY
D. CRONIN
APP'D
05/24/05

1 OF 1

DECORATIVE WROUGHT IRON
WALL LIGHT
CONCRETE TILE ROOF SYSTEM
CLAY TILE ROOF VENTS
BATTERED FINIAL
WOOD TAILS
BATTERED WALL
FAUX WOOD SHUTTERS
STUCCO FINISH



DECORATIVE WROUGHT IRON
CLAY TILE ROOF VENTS
BATTERED WALL
FAUX WOOD SHUTTERS
BATTERED FINIAL
STUCCO FINISH

ELLIPTICAL ARCHED OPENINGS
SECTIONAL GARAGE DOORS

Perspective

WALL LIGHT
CLAY TILE ROOF VENT
AWNING
WROUGHT IRON GATE

BATTERED FINIAL
BATTERED WALL



STUCCO ACCENT
ELLIPTICAL ARCHED OPENINGS

RIGHT

METAL SHROUD OVER
APPROVED SPARK ARRESTOR
BATTERED FINIAL
BATTERED WALL



ELLIPTICAL ARCHED OPENINGS

LEFT

WOOD FRAMED COLUMN
WITH STUCCO FINISH
ROUGH SAWN BEAM

CLAY TILE ROOF VENTS
BATTERED FINIAL
WOOD TAILS
BATTERED WALL



ELLIPTICAL ARCHED OPENINGS

CLAY TILE SCUPPERS
METAL SHROUD OVER
APPROVED SPARK ARRESTOR

REAR

CLAY TILE ROOF VENTS
BATTERED WALL
FAUX WOOD SHUTTERS



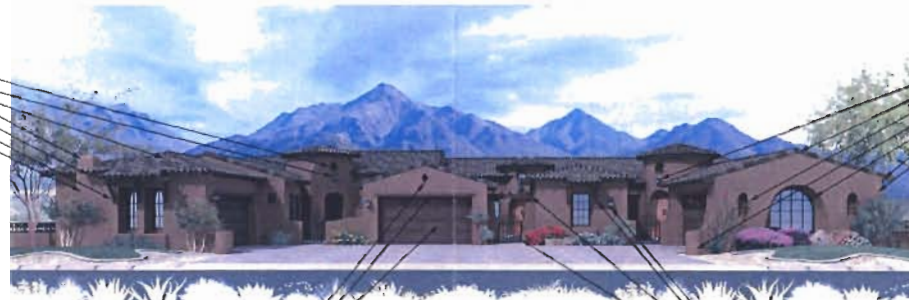
THE VILLAS AT DC RANCH

Camelot Homes

61-DR-2005/9-PP-2005
6/24/2005

Elevation A

DECORATIVE WROUGHT IRON
WALL LIGHT
CONCRETE TILE ROOF SYSTEM
BATTERED FINIAL
WOOD TAILS
ROUGH SAWN KICKERS AND BEAM
STUCCO FINISH



WALL LIGHT
CLAY TILE ROOF SYSTEM
DECORATIVE WROUGHT IRON
BATTERED WALL
TAPERED OPENINGS
WOOD TAILS
STUCCO FINISH

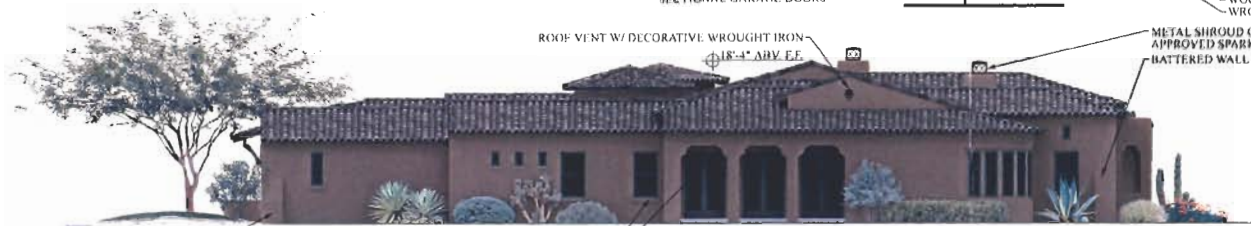
ROOF VENT W/ DECORATIVE WROUGHT IRON
ROUGH SAWN WOOD BEAM
SECTIONAL GARAGE DOORS

Perspective

WALL LIGHT
ROUGH SAWN KICKERS AND BEAM
WOOD LATTICE
WROUGHT IRON GATE

ROOF VENT W/ DECORATIVE WROUGHT IRON
18'-4" ABV. F.F.

METAL SHROUD OVER
APPROVED SPARK ARRESTOR
BATTERED WALL



BATTERED WALL

STUCCO ACCENT
STUCCO CORBELS

RIGHT

METAL SHROUD OVER
APPROVED SPARK ARRESTOR

18'-4" ABV. F.F.

ROOF VENT W/ DECORATIVE WROUGHT IRON

BATTERED FINIAL
BATTERED WALL

STUCCO CORBELS

LEFT

WOOD FRAMED COLUMN
WITH STUCCO FINISH
ROUGH SAWN BEAM

BATTERED FINIAL



BATTERED WALL

STUCCO CORBELS

REAR

CLAY TILE SCUPPERS
METAL SHROUD OVER
APPROVED SPARK ARRESTOR
18'-4" ABV. F.F.

BATTERED FINIAL
ROOF VENT W/ DECORATIVE WROUGHT IRON
BATTERED WALL
TAPERED OPENINGS



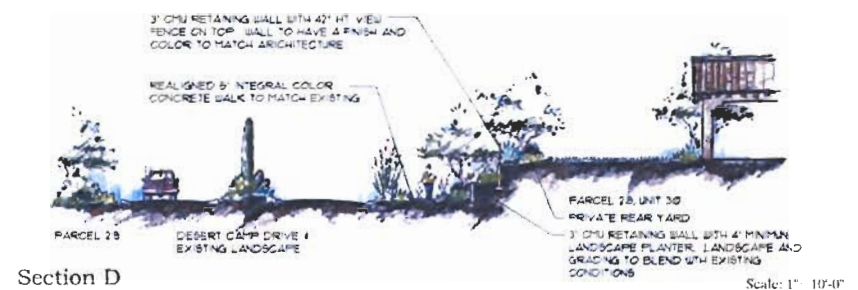
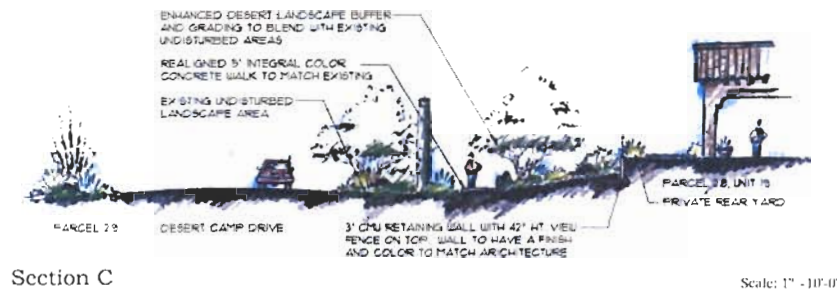
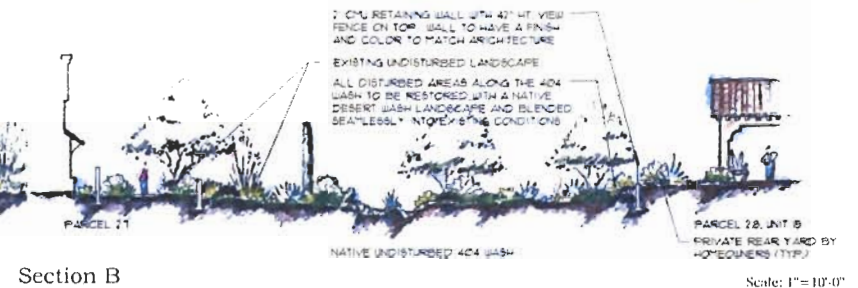
THE VILLAS AT DC RANCH
by Camelot Homes

64-DR-2005-9-PP-2005
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Elevation B



SITE SECTIONS & ELEVATIONS



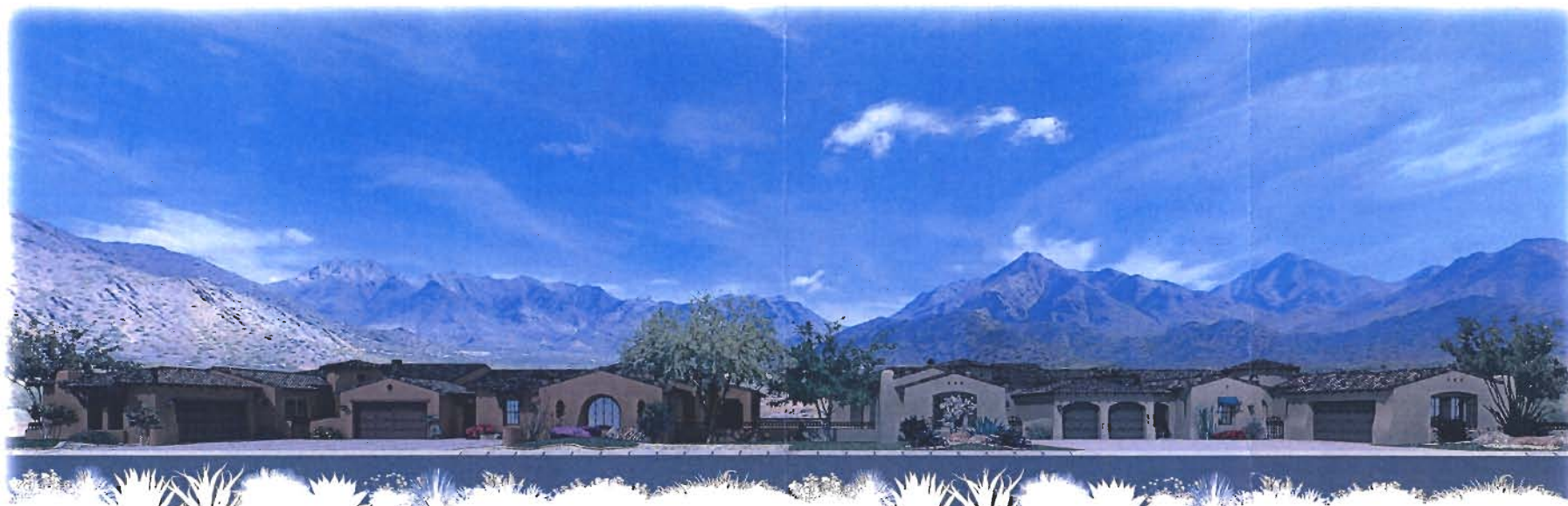
8 June 2005

vollmer
& ASSOCIATES

D.C. RANCH PARCEL 2.8

CAMELOT HOMES
Excellence in design since 1984

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THE VILLAS AT DC RANCH
by Camelot Homes

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Street Scene